



PINEWOOD

YTHANWELLS, HUNTLY, ABERDEENSHIRE

Galbraith



PINEWOOD, YTHANWELLS, HUNTLY, ABERDEENSHIRE

Substantial 4 bedroom detached family home situated within 8 acres of versatile grounds with a large agricultural shed, all enjoying panoramic countryside views

Huntly 11 miles ■ Inverurie 15 miles ■ Aberdeen 32 miles

- 2 reception rooms. 4 bedrooms
- Generous living accommodation
- Around 8 acres of versatile land
- Steele framed agricultural outbuilding
- Beautiful countryside views
- Easy commuting to local towns



Galbraith

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 OnTheMarket

SITUATION

Pinewood is situated in an idyllic rural location with wide-ranging views over the surrounding countryside. The nearest town located approximately 11 miles by road would be the desirable town of Huntly. Huntly is a long established and prosperous market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is also within easy commuting distance of Turriff and Banff and is on mainline rail and other public transport networks. Amenities include a community hospital and health centre, a choice of major supermarkets and many sports and leisure facilities including an attractive golf course, salmon fishing on the River Deveron, bowling, cricket and skiing at the Nordic Ski Centre. Primary and secondary schooling is available in Huntly, with primary schooling also being available at Drumblade, Largue. With lovely traditional architecture and National Trust properties nearby, Huntly enjoys a thriving tourist trade during the summer months with easy access to the Cairngorm and Grampian Mountain ranges, Royal Deeside and Strathdon and the villages along the Moray Firth.

The international airport at Dyce provides excellent transport links by air to London and other UK and European cities. The Aberdeen Western Peripheral Route has greatly improved travel in and around Aberdeen, with a quicker and more direct route south. There are regular rail services from Aberdeen, including a sleeper service. Aberdeen provides all the services expected of a major city, including business and leisure facilities, theatres, restaurants, and a wide range of shopping. There is private schooling in Aberdeen including Robert Gordon's College, St Margaret's, and Albyn, as well as the International School at Pitfodells. There are two universities and two colleges of further education.



DESCRIPTION

With an attractive countryside location, Pinewood has a beautiful panoramic view over rolling fields. Nestled within well maintained garden grounds, the additional acreage reaches out and around the property with immediate access to fields and paddocks. The detached 4 bedroom/ 2 public room home has an exquisite front approach and offers the ideal opportunity for those buyers looking to escape the hustle & bustle of city living with the charm of an abundance of space and tranquillity. A high degree of privacy is offered to the homeowner at Pinewood yet there is easy commuting to nearby towns the main A96, a main commuter route just under 3 miles from the property. The property spans over two levels and offers generous accommodation for any growing family. Each room maximises the natural surroundings with leafy views from every window. There is a high ingress of natural light throughout the accommodation and an airy atmosphere throughout. Entering from the front vestibule, the main hallway gives access to most of the ground floor accommodation. The sitting room has a lovely aspect with French doors opening to the garden. The working fireplace has a wooden mantle and adds an attractive focal point. Adjacent to the sitting room, is a well-placed dining room which flows easily into the kitchen via a set of French doors. The kitchen itself has a central island with space for high seating, a range of wall and base mounted timber units. Some of the wall cabinets have decorative glass fronts for display as well as a wall mounted plate and cup rack. Completing the farmhouse style kitchen is a Rayburn range cooker. The kitchen further benefits from a large utility room with storage cupboard, WC, and exterior door and integrated garage access. The sunroom off the kitchen is a superb room to sit and enjoy the garden. There are two double bedrooms on the ground floor both features fitted wardrobe space and one has the added benefit of an en-suite shower room. Stairs from the hallway ascend to the upper level, where there is a second sizeable master bedroom with en-suite shower room. Sliding patio doors open onto a balcony with wrought iron railings. The view from the balcony extends over the garden and fields beyond. A further double bedroom and family bathroom are also located on the upper level. Pinewood is a wonderful family home with great potential for any growing family or even those looking to split live with family. A beautiful location which early viewing is highly recommended to fully appreciate.

ACCOMMODATION

GROUND FLOOR - Entrance Vestibule, Hall, Living Room, Dining Room, Bedroom with En-Suite Shower Room, Bedroom, Kitchen, Storeroom, Utility Room, WC, Conservatory.

FIRST FLOOR - Landing, Bedroom with En-Suite Shower Room, Bedroom, Bathroom.

GARDEN GROUNDS & LAND

The wooden gate, mature trees and planting offer a wonderful outdoor space and attractive approach. The mature trees and hedging surrounding the property offer a good degree of privacy and shelter. The large gravel chipped area to the rear side of the house provides plentiful parking and access to the integral double garage. Garden grounds stretch further round the house with an area of wild planting to explore. The full site extends to around 7 acres including a small paddock adjacent to the house. There is a substantial outbuilding of steel portal frame construction. The outbuilding is located within the field to the rear of the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Freehold	Oil	Band E	D

DIRECTIONS

From Aberdeen, follow the A96 towards Huntly, pass through Inverurie and continue along the A96 continue for some distance before turning right at the signpost for Wells of Ythan. Proceed along this road and take a right after around 0.6 of a mile. Continue along the road for around 2 miles and the property will be on the left had side as indicated by our for-sale board.



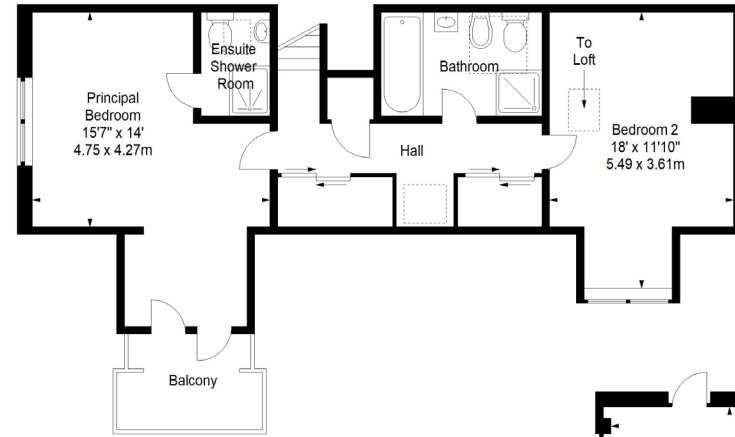


**Pinewood,
Ythanwells,
Huntly,
Aberdeenshire, AB54 6AY**

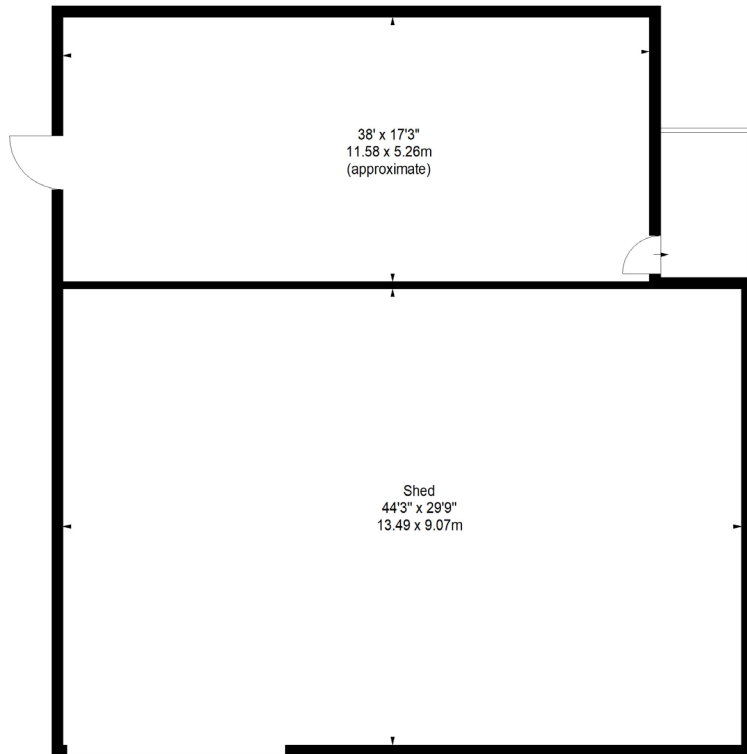


Approx. Gross Internal Area
2516 Sq Ft - 233.74 Sq M
(Including Garage)

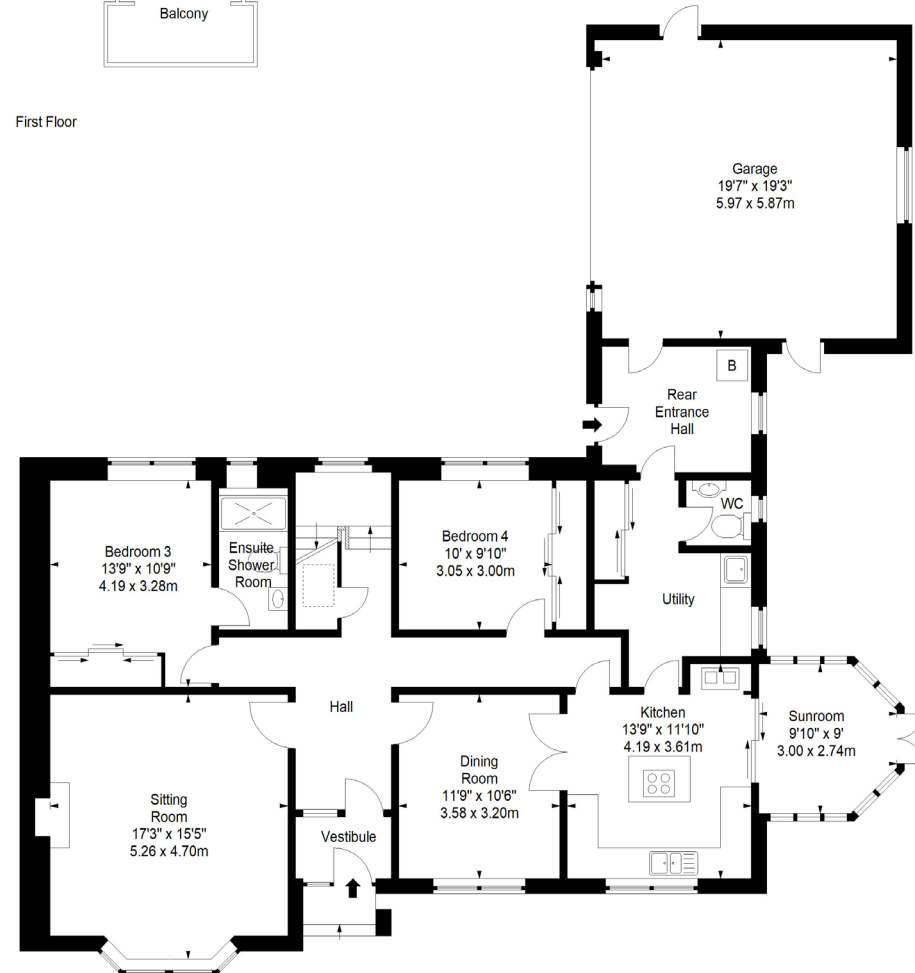
Shed
Approx. Gross Internal Area
2058 Sq Ft - 191.19 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Ground Floor



Ground Floor

POST CODE

AB54 6AY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

<https://w3w.co/dining.lyricist.flip>

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024





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